

EXHIBIT A

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and

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Attorneys for Debtors and Debtors-in-Possession

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re:
 USA COMMERCIAL MORTGAGE COMPANY,
 Debtor.

Case No. BK-S-06-10725 LBR
 Case No. BK-S-06-10726 LBR
 Case No. BK-S-06-10727 LBR
 Case No. BK-S-06-10728 LBR
 Case No. BK-S-06-10729 LBR

In re:
 USA CAPITAL REALTY ADVISORS, LLC,
 Debtor.

In re:
 USA CAPITAL DIVERSIFIED TRUST DEED FUND, LLC,
 Debtor.

In re:
 USA CAPITAL FIRST TRUST DEED FUND, LLC,
 Debtor.

In re:
 USA SECURITIES, LLC,
 Debtor.

Affects:
☒ All Debtors
☐ USA Commercial Mortgage Company
☐ USA Capital Realty Advisors, LLC
☐ USA Capital Diversified Trust Deed Fund, LLC
☐ USA Capital First Trust Deed Fund, LLC
☐ USA Securities, LLC

Chapter 11

Jointly Administered Under
 Case No. BK-S-06-10725 LBR

**NOTICE OF SCHEDULE OF EXECUTORY
 CONTRACTS AND UNEXPIRED LEASES IN
 CONNECTION WITH DEBTORS' THIRD
 AMENDED JOINT CHAPTER 11 PLAN OF
 REORGANIZATION**

1 USA Commercial Mortgage Company, USA Securities, LLC, USA Capital Realty
 2 Advisors, LLC, USA Capital Diversified Trust Deed Fund, LLC, and USA Capital First Trust
 3 Deed Fund, LLC (collectively, the "Debtors"), by and through their counsel, hereby file the
 4 attached Schedule of Executory Contracts and Unexpired Leases (the "Schedule") in connection
 5 with the Debtors' Third Amended Joint Chapter 11 Plan of Reorganization (the "Plan"). The
 6 Schedule is described in Article V, Section A of the Plan, and the filing of the Schedule is
 7 referenced in Article I, Section D of the Plan.

8 As provided for in Art. V, Section A of the Plan, up to and until one (1) day prior to the
 9 Confirmation Hearing, the Debtors may delete any contract or lease from the Schedule by filing an
 10 amended Schedule and serving that amended Schedule on the affected non-Debtor party to the
 11 contract or lease.

12 Inclusion on the Schedule does not constitute and shall not be construed as an admission
 13 by the Debtors that such contract or lease is in fact "executory" under 11 U.S.C § 365.
 14 Furthermore, the Loan Servicing Agreements are not listed on the Schedule because, as more fully
 15 explained in Article IX, Section D(4) of the Disclosure Statement, the Debtors and Committees
 16 believe the Loan Servicing Agreements are not executory contracts.

17 Respectfully submitted this 29th day of November, 2006.

19 /s/ Lenard E. Schwartz

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25 and

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Attorneys for Debtors & Debtors In Possession

Schedule of Executory Contracts and Unexpired Leases

(Contracts and Leases to be assumed pursuant to Art. V, Section A of the Debtors' Third Amended Joint Chapter 11 Plan of Reorganization)

Type	Name	Address				Cure Amount	
Service Agreement	A-1 Security	917 South First Street		Las Vegas	NV 89101	\$	8,346.15
Service Agreement	Sprint PCS	PO Box 8077	Acct 0524101157-4	London	KY 40742	\$	1,785.33
Insurance Agreement	Zurich Group-Phoenix	P.O. Box 10197		Jacksonville	FL 32247	\$	-
Insurance Agreement	Theodore Liftman Insurance, Inc.	101 Federal Street	22nd Floor	Boston	MA 02110	\$	-
Insurance Agreement	Hartford Casualty Insurance Company	Hartford Plaza		Hartford	CT 06115	\$	-
Insurance Agreement	Illinois Union Insurance Company	1133 Avenue of the Americas, 38th Floor	Westchester Specialty Claims	New York	NY 10036	\$	-
Insurance Agreement	The Hartford	3600 Wiseman Blvd.		San Antonio	TX 78251	\$	-
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Insurance Agreement	Lloyds of London Underwriters	13-15 Folgate Street	FirstCity Partnership Limited	London	E1 6BX	\$	-
Insurance Agreement	Zurich American Insurance Company	P.O. Box 10197	Zurich Group-Phoenix	Jacksonville	FL 32247	\$	-
Insurance Agreement	Lincoln Benefit Life Company	On Lincoln Benefit Drive		Lincoln	NE 68506	\$	735.14
Insurance Agreement	Lincoln Benefit Life Company	On Lincoln Benefit Drive		Lincoln	NE 68506	\$	-
Insurance Agreement	West Coast Life Insurance Company	P.O. Box 193892		San Francisco	CA 94119	\$	24,020.00
Insurance Agreement	First Colony Life Insurance	P.O. Box 1280		Lynchburg	VA 24505	\$	-
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Insurance Agreement	Principal Life Insurance Company	Principal Life Insurance Company		Des Moines	IA 50392	\$	-
Insurance Agreement	Houston Casualty Company	13403 Northwest Freeway		Houston	TX 77040	\$	-
Lease	Storage West	2700 East Flamingo Road		Las Vegas	NV 89121	\$	-
Pledge Agreement	M. P. Tanamera, LLC	4775 Caughlin Parkway,	Suite A	Reno	NV 89509	\$	-
Pledge Agreement	M. P. Tanamera, LLC	4775 Caughlin Parkway,	Suite A	Reno	NV 89509	\$	-
Pledge Agreement	M. P. Tanamera, LLC	4775 Caughlin Parkway,	Suite A	Reno	NV 89509	\$	-
Insurance Agreement	Swett & Crawford	515 South Figueroa Street	Suite 600	Los Angeles	Ca 90071	\$	-
Service Agreement	Switch ACG	PO Box 42250		Las Vegas	NV 89116	\$	-
Consulting Agreement	Special Order Systems, Inc.	575 Menlo Drive	Suite 4	Rocklin	CA 95765	\$	18,210.81
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Service Agreement	Cox Communications Las Vegas, Inc.	121 S. Martin Luther King		Las Vegas	NV 89106	\$	455.21
Purchase Agreement	American Premiere, Inc.	235 W. Brooks Avenue	2nd Floor	North Las Vegas	NV 89030	\$	-
Office Lease	Pecos Professional Park Limited Partnership	c/o Jeffrey R. Sylvester, Esq. Sylvester & Polendnak	7371 Prairie Falcon #120	Las Vegas	NV 89128	\$	166,788.42
Office Lease	Haspinov, LLC a Nevada limited liability company	c/o Jeffrey R. Sylvester, Esq. Sylvester & Polendnak	7371 Prairie Falcon #120	Las Vegas	NV 89128	\$	92,331.08
Insurance Agreement	Theodore Liftman Insurance, Inc.	101 Federal Street		Boston	MA 02110	\$	-

